



REAL ESTATE TAX BULLETIN

Volume XXV

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Number 51

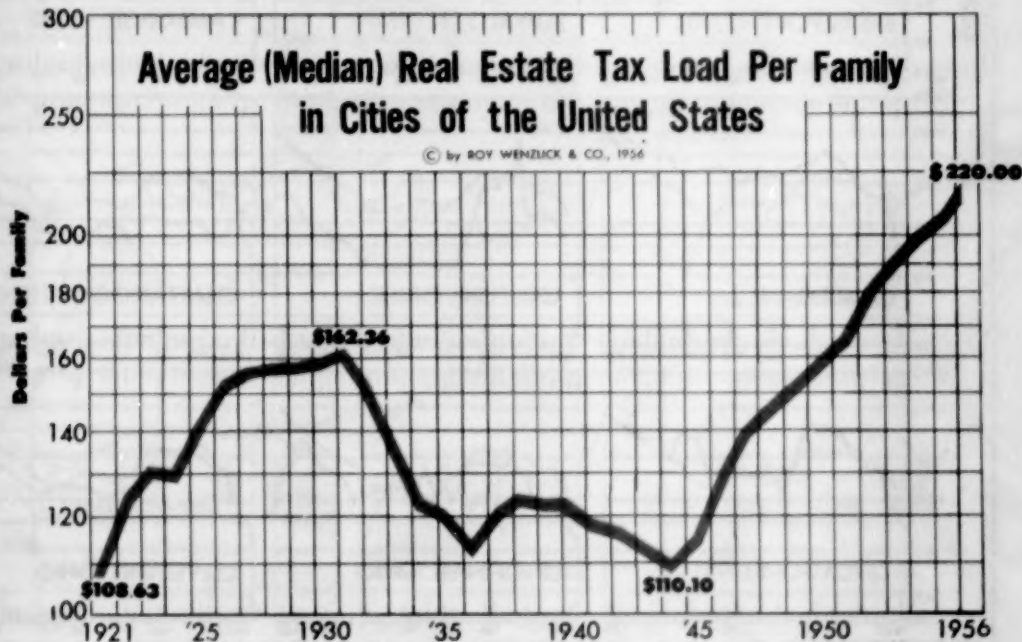
Real Estate Economists, Appraisers and Counselors

REAL ESTATE TAX TRENDS STILL STRONGLY UPWARD

THE average real estate tax load per family is still increasing at a rapid rate. The preliminary figure for 1956 is \$220 per family, as against a final figure for 1955 of \$208.90. It will be noticed that the estimated figure for 1956 is almost exactly double the \$110.10 figure for 1944.

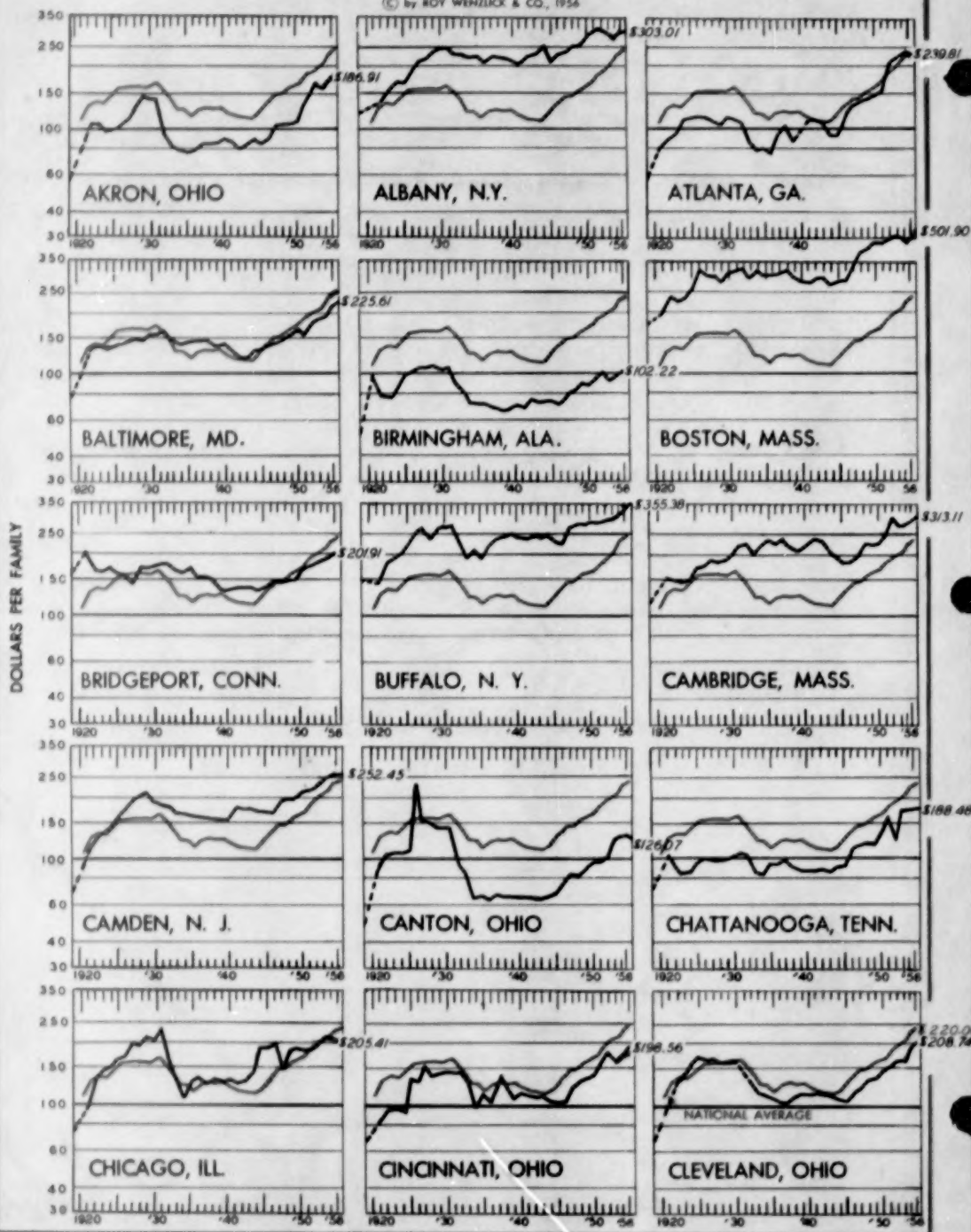
The charts on the following pages show the average tax load per family for each of 94 cities, charted from 1919 to the present. On each of these charts, the red line shows the average of all cities, so that the line for each city can be evaluated in terms of the national average.

On the back page of this report is a table showing the 94 cities ranked on the basis of the final figures for 1955. The preliminary figures for 1956 are shown for most cities, but at the time of publication, not all figures are available.



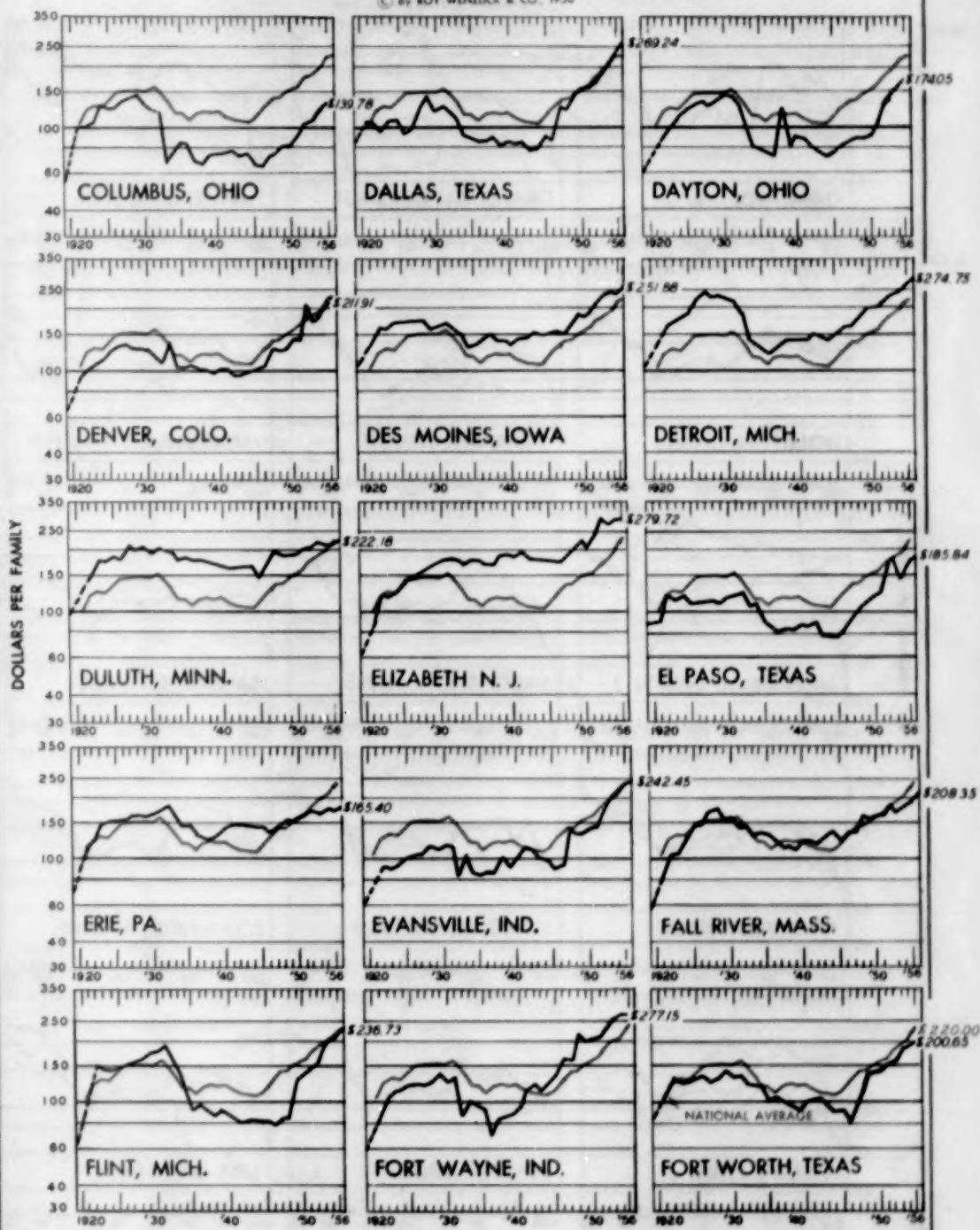
AVERAGE REAL ESTATE TAX PER FAMILY

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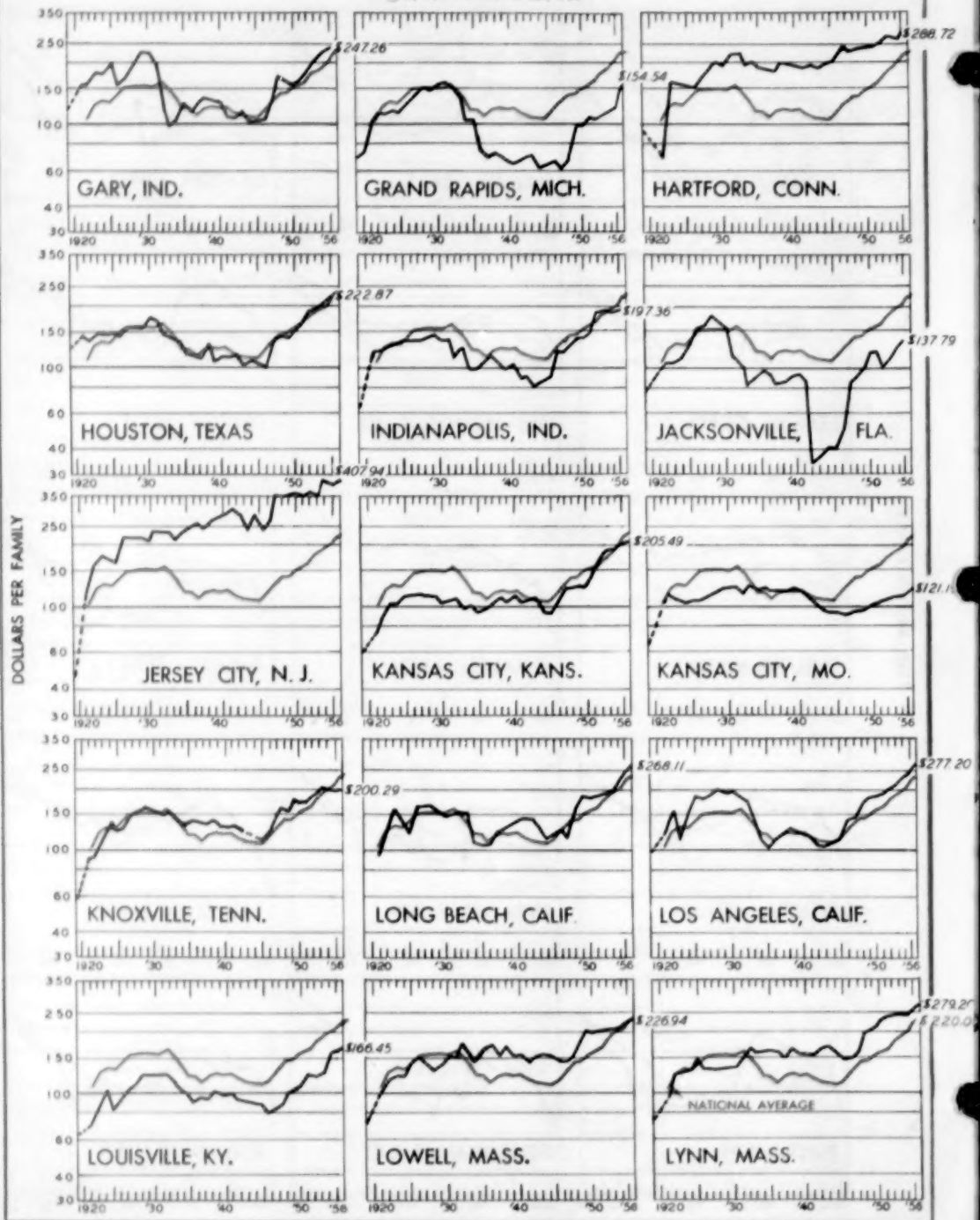
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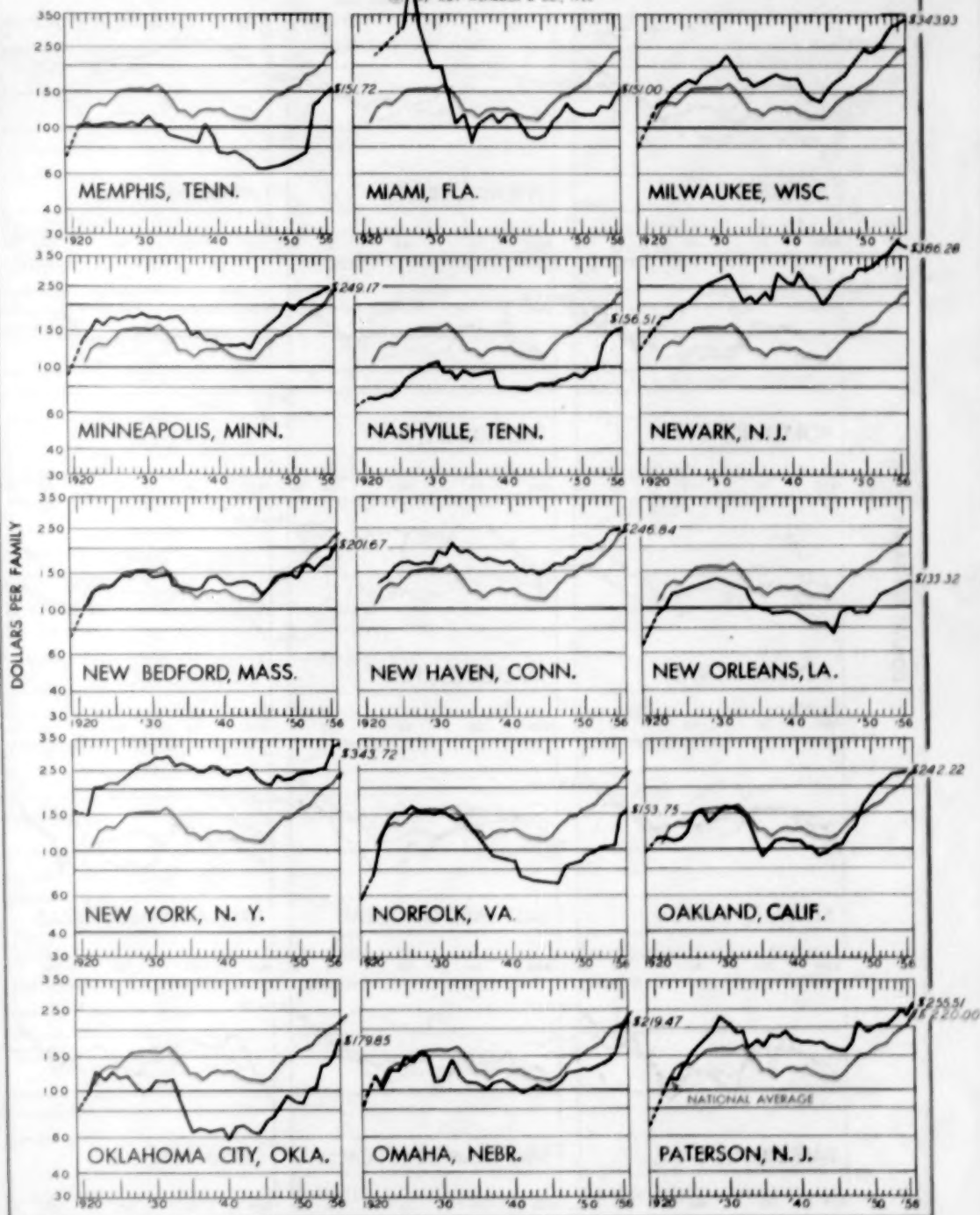
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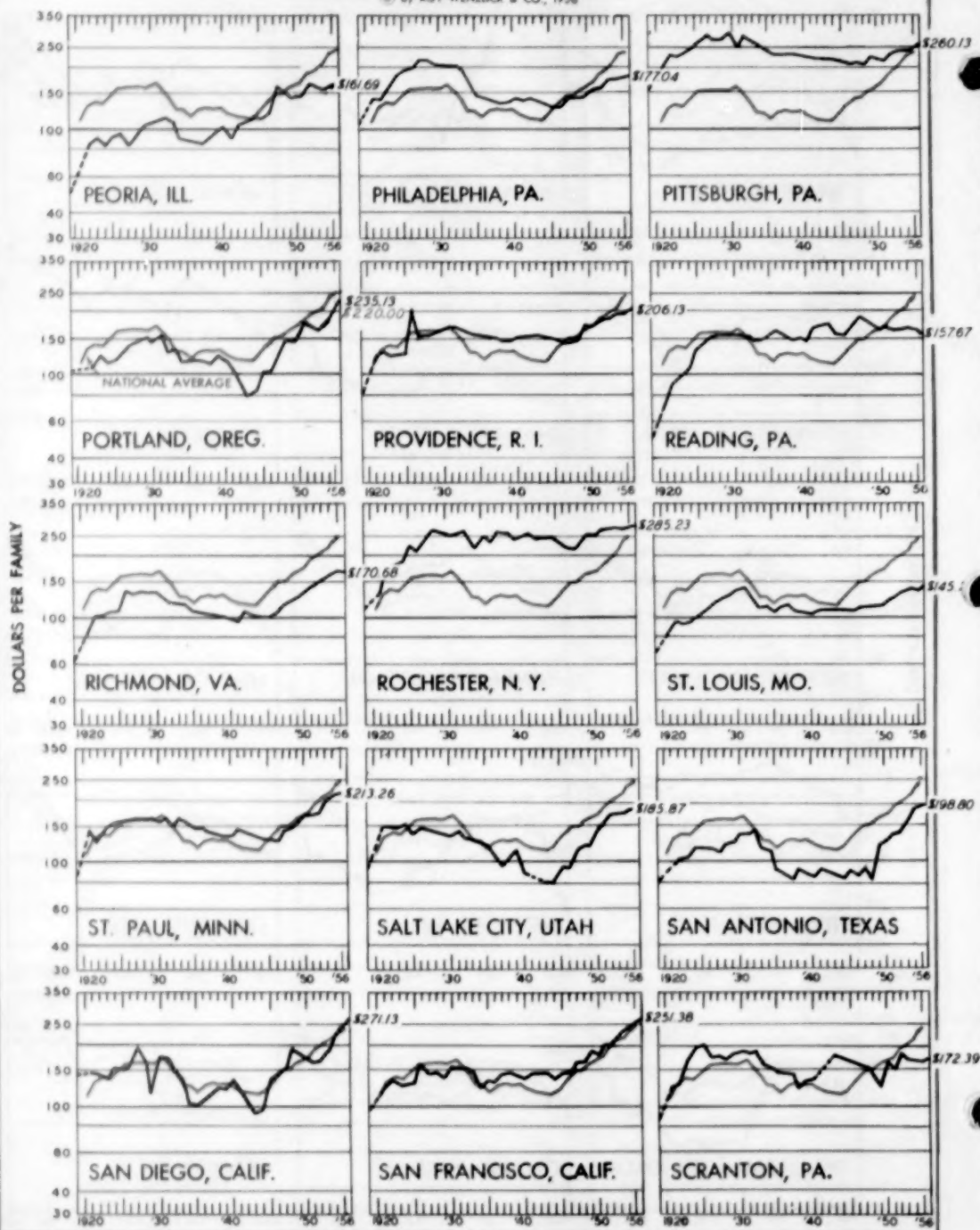
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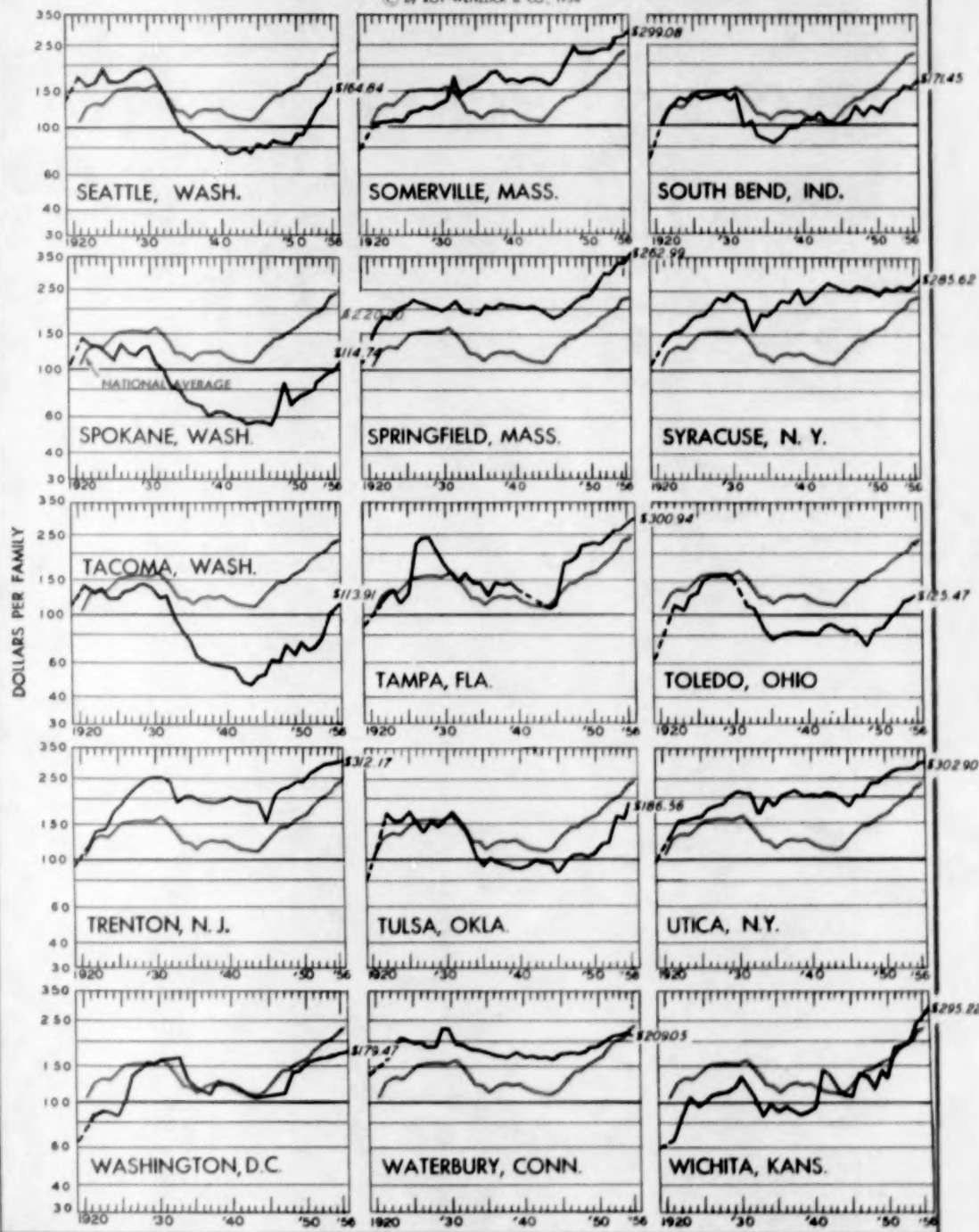
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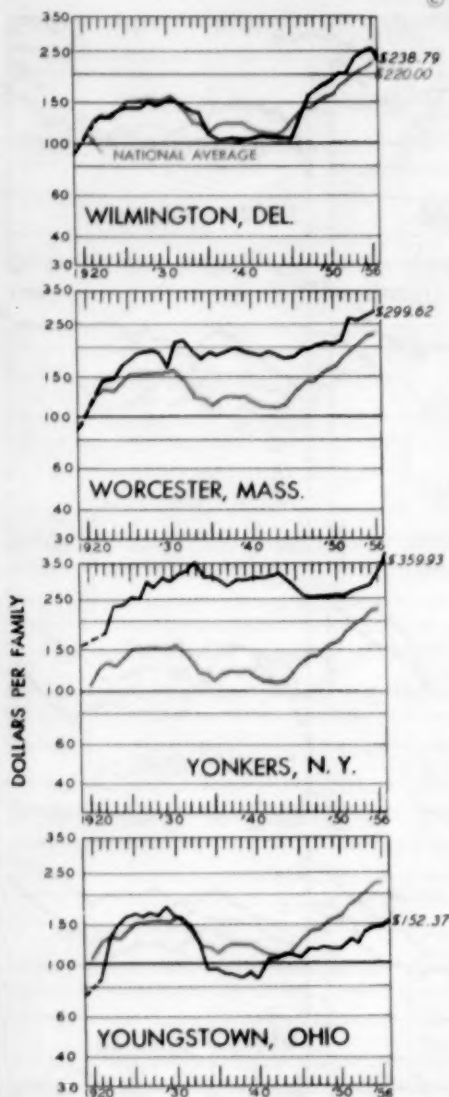
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AVERAGE REAL ESTATE TAX PER FAMILY

Rank 1955	City	Tax Load 1955	Tax Load 1956 (Preliminary)
1	Boston, Mass.	\$456.80	\$501.90
2	Jersey City, N. J.	407.94	-
3	Newark, N. J.	380.51	366.39
4	Springfield, Mass.	377.00	362.99
5	Buffalo, N. Y.	336.08	306.38
6	Yonkers, N. Y.	331.25	359.93
7	Milwaukee, Wis.	326.70	343.93
8	New York, N. Y.	326.25	343.72
9	Albany, N. Y.	301.76	303.01
10	Trenton, N. J.	301.19	312.17
11	Worcester, Mass.	299.62	-
12	Utica, N. Y.	296.29	302.60
13	Hartford, Conn.	288.72	-
14	Cambridge, Mass.	287.74	313.11
15	Tampa, Fla.	286.63	300.94
16	Elizabeth, N. J.	279.72	-
17	Fort Wayne, Ind.	277.10	-
18	Wichita, Kans.	276.07	305.22
19	Rochester, N. Y.	272.89	285.23
20	Somerville, Mass.	271.00	289.00
21	Syracuse, N. Y.	269.05	285.62
22	Lynn, Mass.	268.90	279.20
23	Detroit, Mich.	269.12	274.75
24	Wilmington, Del.	264.51	238.79
25	Camden, N. J.	252.20	253.65
26	San Diego, Calif.	250.42	271.13
27	Los Angeles, Calif.	249.60	277.20
28	Duluth, Minn.	249.24	280.24
29	Minneapolis, Minn.	249.17	-
30	San Francisco, Calif.	247.70	251.38
31	Gary, Ind.	247.28	-
32	New Haven, Conn.	246.84	-
33	Pittsburgh, Pa.	246.07	260.10
34	Long Beach, Calif.	244.97	268.11
35	Oakland, Calif.	242.22	-
36	Paterson, N. J.	239.65	255.81
37	Atlanta, Ga.	239.81	-
38	Des Moines, Iowa	236.06	251.08
39	Evansville, Ind.	234.60	242.40
40	Lowell, Mass.	234.00	228.94
41	Houston, Texas	222.07	-
42	Duluth, Minn.	222.10	-
43	Baltimore, Md.	216.00	235.61
44	St. Paul, Minn.	213.20	-
45	Denver, Colo.	211.91	-
46	Flint, Mich.	210.10	235.72
47	Waterbury, Conn.	209.05	-
	MEDIAN	208.90	-
48	Cleveland, Ohio	208.74	-
49	Providence, R. I.	205.14	-
50	Portland, Oreg.	206.08	235.13
51	Chicago, Ill.	205.41	-
52	Kansas City, Kans.	204.97	205.49
53	Bridgeport, Conn.	201.90	-
54	Fort Worth, Texas	200.65	-
55	Omaha, Neb.	200.49	219.47
56	Knoxville, Tenn.	200.20	-
57	Cincinnati, Ohio	199.54	-
58	Indianapolis, Ind.	197.35	-
59	San Antonio, Texas	191.20	198.60
60	Fall River, Mass.	191.20	208.25
61	Akron, Ohio	186.91	-
62	Tulsa, Okla.	186.50	-
63	San Lake City, Utah	185.97	-
64	Chattanooga, Tenn.	185.04	188.42
65	Washington, D. C.	176.34	179.47
66	Philadelphia, Pa.	176.20	177.04
67	Erie, Pa.	175.84	168.40
68	El Paso, Texas	175.60	165.64
69	Richmond, Va.	174.17	170.68
70	New Bedford, Mass.	174.06	201.67
71	Dayton, Ohio	174.05	-
72	Scranton, Pa.	166.91	173.59
73	Seattle, Wash.	164.88	-
74	Louisville, Ky.	163.07	165.45
75	Peoria, Ill.	161.00	-
76	Hooding, Pa.	151.61	197.67
77	Oklahoma City, Okla.	150.47	179.85
78	South Bend, Ind.	154.35	171.45
79	Youngstown, Ohio	152.27	-
80	Norfolk, Va.	151.89	163.79
81	Nashville, Tenn.	150.90	166.51
82	Memphis, Tenn.	145.00	151.73
83	Columbus, Ohio	129.78	-
84	Jacksonville, Fla.	127.79	-
85	St. Louis, Mo.	126.70	149.25
86	Miami, Fla.	125.15	151.00
87	Grand Rapids, Mich.	120.25	154.54
88	New Orleans, La.	120.94	128.33
89	Canton, Ohio	128.90	126.07
90	Toledo, Ohio	125.47	-
91	Kansas City, Mo.	116.07	121.19
92	Tacoma, Wash.	110.72	118.91
93	Birmingham, Ala.	102.22	-
94	Spokane, Wash.	97.24	114.74